WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

X Eduardo Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2006

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eduardo Garcia	National City Mortgage	Map 097
4840 Peninsula Point Drive	3232 Newmark Drive	Group 16-0-A
Hermitage, TN 37076	Miamisburg, OH 45342	Parcel 080.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Che'vy L. Nash, unmarried and Jaimee C. Nash, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eduardo Garcia, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 11, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Chevy L. Nash, unmarried, and Jaimee C. Nash, unmarried, as tenants in common with the right of survivorship, by deed from Fox Ridge Homes, Inc. of record in Book 11730, Page 492, Register's Office for said County, dated October 29, 1999.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85, Book 10973, page 39, and Book 11181, page 371, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4840 Peninsula Point Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of November, 2006.

Che'vy L. Nash

Jaimee C. Nash

Davidson County DEEDWARR
Recvd: 11/07/06 09:32 2 pgs
Fees:13.00 Taxes:999.00

20061107-0138370

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Che'vy L. Nash and Jaimee C. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2006.

My Commission Expires: 01/27/07

Notary Public

